

AGENDA

SPECIAL MEETING BOARD OF MAYOR AND ALDERMEN (PUBLIC HEARING - REZONINGS)

June 21, 2004

**6:00 PM
Aldermanic Chambers
City Hall (3rd Floor)**

1. Mayor Baines calls the special meeting to order.
2. Mayor Baines calls for the Pledge of Allegiance.

A moment of silent prayer is observed.
3. The Clerk calls the roll.
4. Mayor Baines advises that the purpose of the special meeting is to hear those wishing to speak in favor of or in opposition to proposed Zoning Ordinance changes; that the Clerk will present the proposed Zoning Ordinance changes for discussion at which time those wishing to speak in favor will be heard, followed by those wishing to speak in opposition; that anyone wishing to speak must first step to the nearest microphone when recognized and recite his/her name and address in a clear, loud voice for the record, that each person will be given only one opportunity to speak; and any questions must be directed to the Chair.
5. The Clerk presents the first proposed Zoning Ordinance change:

“Amending the Zoning Ordinance of the City of Manchester by amending the School “Impact Fee Schedule” referenced in section 13.04 of the ordinance. Two optional fee schedules will be reviewed including Option A – Fees based upon improvements to K-8, and Option B – Fees based upon improvements to K-12 based upon methodologies presented by the Planning Board. Fees would be assessed to each newly constructed dwelling unit.”

6. Mayor Baines requests that Robert MacKenzie, Director of Planning & Community Development, make a presentation.
7. Mayor Baines calls for those wishing to speak in favor.
8. Mayor Baines calls for those wishing to speak in opposition.
9. The Clerk presents the second proposed Zoning Ordinance change:

“Amending the Zoning Ordinance of the City of Manchester to include a new use group category for Tattoo Parlors, inserting changes to Table 5.10, adding supplementary regulations for tattoo parlors, and providing for location restrictions so as to prohibit such parlors within 600 feet from each other and not less than 500 feet from a Residential or Civic Zone.”
10. Mayor Baines requests that Robert MacKenzie, Director of Planning & Community Development, make a presentation.
11. Mayor Baines calls for those wishing to speak in favor.
12. Mayor Baines calls for those wishing to speak in opposition.
13. Mayor Baines advises that all wishing to speak having been heard, the testimony presented will be referred to the Committee on Bills on Second Reading to be taken under advisement with reports to be made to the Board of Mayor and Aldermen at a later date.
14. Mayor Baines advises that this being a special meeting of the Board, no further business shall be presented and a motion to adjourn would be in order.

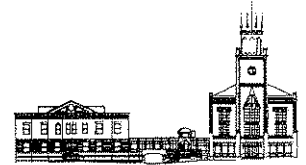


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Milliard Design Review Committee

June 1, 2004

Honorable Board of Mayor and Aldermen
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: *Impact Fee Ordinance*

Dear Honorable Board of Mayor and Aldermen:

Enclosed please find a "Draft" copy of the Public School Impact Fees Methodology Update, prepared by Bruce Mayberry, Planning Consultant.

The Planning Board reviewed this draft with the consultant at their Planning Board meeting of May 27, 2004. Subsequent to their discussion with the consultant, the Board voted to send the "Draft" to the Board of Mayor and Aldermen for the purpose of setting a public hearing.

Please schedule a public hearing on this matter at the next available and convenient time for the Board of Mayor and Aldermen.

Sincerely,

Pamela H. Goucher, AICP
Deputy Planning Director

C: Kevin McCue, Planning Board Chair

IN BOARD OF MAYOR & ALDERMEN

DATE: June 1, 2004

ON MOTION OF ALD. Garrity

SECONDED BY ALD. Sysyn

refer to a public hearing on
VOTED TO Monday, June 21, 2004 at 6:00 PM
in the Aldermanic Chambers.

CITY CLERK

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**PUBLIC SCHOOL IMPACT FEES
METHODOLOGY UPDATE**

Manchester, New Hampshire

May 24, 2004

Prepared for:

City of Manchester New Hampshire

Prepared By:

Bruce C. Mayberry, Planning Consultant - Yarmouth, ME 04096
email: bmayber1@maine.rr.com Tel: (207) 846-9152

With the assistance of
The Manchester City Planning Department

5

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MANCHESTER SCHOOL IMPACT FEE UPDATE - 2004 SUMMARY REPORT AND METHODOLOGY

Acknowledgements

This impact fee update was prepared with the assistance of the Manchester City Planning Department, which coordinated data collection for the study. Information provided by the Manchester School District and the Board of Assessors enabled a unique cross-tabulation of public school enrollment in the City by detailed housing characteristics. Cumulative data compiled by the Manchester Building Department provided a valuable inventory of the floor area of existing school buildings by year of construction.

Summary of 2004 Update

This report provides a revised and updated methodology for the calculation of proportionate impact fees to offset the school capital cost impacts of new residential development in Manchester. The original methodology was prepared in 1994 for implementation beginning in 1995. The 2004 update differs from the original methodology in the following principal respects:

- 1) The 1995 methodology estimates average enrollment per occupied unit in the city by applying 1990 Census data for New Hampshire to the number of occupied units in Manchester, then adjusted each of the ratios proportionately until the enrollment predicted by the multipliers was equal to actual resident enrollment. This update involved a detailed study of actual enrollment per unit in Manchester based on a cross-tabulation of the City's resident public school enrollment with property tax assessment data such as unit type, year built, and living area of the residence.
- 2) Where supported by sufficient sample sizes, enrollment multipliers were selected that reflect the actual impact of newer housing development in Manchester (housing constructed in the City from 1980 to 2003). Averages were also estimated for all existing units in the City by structure type, and per square foot of living area. For some unit types, tabulations by the number of bedrooms were prepared.
- 3) Where sufficient samples of newer construction for a particular unit type were represented in City data for newer units (built 1980 or later), the enrollment multipliers are based on 2000 Census averages for metropolitan New Hampshire (Public Use Microdata Sample or PUMS – 5% sample) as a basis for anticipating average enrollment impacts.
- 4) The "facility standard" (school floor area provided per pupil) for school impact fee assessment has been based on the 2004 inventory of Manchester school facilities, their gross floor area (including portable or modular classrooms), and their estimated operating capacity as of April 2004.
- 5) Credit allowances in the impact fee formula reflect debt service schedules that were in existence when impact fees were first imposed in 1995. Credit allowances have been updated to reflect estimates of current property valuation for newer units. Credit allowances for past payments have been limited to scheduled debt service on pre-existing facilities for a 20-year period (1984-2003).

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- 6) An additional credit allowance has been included that reflects the cost to replace modular or portable classrooms with an equivalent area of permanent space (this is intended to provide an adjustment for the cost of capacity expansion that is primarily required by the demands of base year enrollment).

The City is presently engaged in a comprehensive design-build process with an estimated total cost of \$105 million. This continuing process will ultimately improve and/or expand local school facilities serving all grade levels. The development program will address existing deficiencies in school space, and provide capacity where needed to absorb additional enrollment.

Authority for Impact Fee Assessment

New Hampshire RSA 674:21,V authorizes municipalities to assess impact fees to new development for the construction or improvement of capital facilities owned by the municipality, including public school facilities, or the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member.

Impact fees may be used to recoup the cost of school facilities developed in anticipation of enrollment growth, or used to fund future school facility expansion, to accommodate enrollment that is generated by new development. The impact fee assessment must be proportionate to the capital cost impacts that are reasonably associated with the demands on facilities occasioned by new development.

Impact fees may be assessed to new residential development as building permits are issued. The resulting revenues and interest on impact fee accounts may be used to construct planned school facility capacity, or to recoup capital expenditures already incurred for construction or renovation projects that provide space that will accommodate enrollment generated by new development.

The primary determinants of the Manchester school impact fee schedule developed in this update are: (1) enrollment generated per housing unit; (2) school floor area provided per pupil capacity based on existing conditions; (3) estimated cost of school facility development (classroom and core facility space) per square foot, less anticipated state building aid; and (4) credit allowances for property tax payments by new development to provide adequate capacity for base year needs (1995).

General Basis of Manchester School Impact Fee

The general structure of the updated school impact fee model is calculated as follows:

- [Enrollment per housing unit by grade level (at K-8, and grade 9-12 levels)]
- X [gross square feet of school facility space provided per pupil capacity (by grade level)]
- X [estimated comprehensive development cost per square foot of facility space by grade level]
- [less State building aid @ 30%]
- [less credit allowances for base year facility debt service (facilities completed by 1995)]
- [less credit allowance for replacement of existing portable classrooms with permanent space]
- = Manchester school impact fee per dwelling unit

Components of Revised Fee Calculation and Resulting Fee Schedule

Total school facility area requirements per pupil. Expressed as gross square feet required per pupil capacity, assumptions of the facility area required per pupil by grade level (K-8 and 9-12) reflect the gross floor area and capacity of the public schools serving Manchester pupils. This ratio of floor area per pupil capacity reflects current averages based on an inventory of existing operating capacity and gross floor area as of 2004. The existing averages include portables still in use as part of the space standard applied in the impact fee calculation. Overall averages were estimated at 109 square feet per pupil capacity at grades K-8 and 122 square feet per pupil capacity for grades 9-12.

Capital cost of school facilities. The assumed comprehensive cost per square foot for public school facilities has been based on the estimated average development cost per square foot in the U. S. in 2003 for new school facilities, inclusive of core capacity but excluding land and site work. These data reflect an average cost of \$114 per square foot for elementary and middle school facilities, and \$124 per square foot for high schools. Actual total development costs are often higher when the full costs of furnishings are included. These numbers may be conservative, as school development costs in New England are typically much higher than the U. S. average. However, Manchester is presently engaged in a comprehensive design-build process of renovation and new construction that should reduce average cost per square foot. The use of prototype construction costs per square foot for new school facilities in the impact fee formula is consistent with the 1995 impact fee methodology.

Public school enrollment per dwelling unit. Average enrollment per dwelling unit has been computed using actual averages for Manchester resident public school enrollment as of 2004 using a special database assembled for the impact fee update. For single family detached, townhouses,¹ duplexes, and apartment structures with five or more units, the averages are based on actual current enrollment per dwelling unit in housing that was constructed in Manchester from 1980 to 2003. These averages were computed by matching students by address with housing characteristics (type of structure and other features) based on property tax assessment information. For structures of three to four units and for manufactured housing (mobile homes) the samples of newer units within the City were too small to compute reliable averages. In addition, computed average enrollment in existing 3-4 unit structures in the City also appear to be influenced by the concentration of large, older units that are not typical of new construction. For mobile homes (manufactured housing) and 3-4 unit structures, average enrollment per unit, based on 2000 Census averages for New Hampshire's metropolitan areas were utilized to estimate proportionate enrollment impacts.

State building aid. State building aid reduces the net development costs incurred by the school districts by providing state assistance as a percentage of the annual principal payments due on bonds. State aid for school development undertaken in Manchester is presumed to continue at 30% of principal payments on bonded debt. That proportion is deducted from the total anticipated school cost to estimate net City costs of school construction for impact fee assessment purposes. After July 1, 2005, additional state limitations on building aid will become effective. For schools designed for 250 students or more, the state reimbursement rate will apply only to facility costs computed at maximum cost standards per square foot (to be determined by the State Department of Education) applied to floor areas not to exceed 120

¹ The average for townhouses was estimated by tabulating enrollment per unit in condominiums of 1,000 square feet or more constructed in Manchester in 1980 or later. The City assessment system does not have a "townhouse" structural classification.

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square feet per pupil for elementary schools, 140 square feet for middle schools, and 160 square feet for high schools.

Credits. The impact fee calculations incorporate credit allowances to recognize the property taxes paid in the past by vacant land and in the future by newly developed homes, to fund existing school in the "base year" (the 1994 inventory used to establish Manchester impact fees for 1995). In addition, credits have been incorporated to reflect the cost of replacing existing modular or portable classroom units with an equivalent amount of permanent facility space. This portion of future expenditures is already needed to serve existing enrollment. A discount rate of 5% has been used for the purpose of present value calculations of past and future debt service costs in calculating proportionate credit amounts. Past payment credits are assigned based on pre-development land values per housing unit estimated at 13% of the assessed value of completed units. Credits for future payments (after housing units are constructed) are based on estimated average assessed values by type of dwelling unit. The City is currently assessing property at an average of 65% of market value according to the Assessor. For the purpose of impact fee credits, average valuation per unit was estimated by the consultant using an average of listing prices per unit in Manchester for various unit types in April 2004, at a 65% assessment ratio. Only a single listing was found for mobile homes in Manchester; therefore, the average price listed for such homes in other communities of area was used to estimate likely market value, adjusted to the 65% City assessment ratio.

Cost Sharing of High Schools with Sending Districts. The Auburn, Candia, and Hooksett School Districts are parties to a long-term high school maintenance agreement with the City that provides for the sharing of costs for high school renovations and additions (net of state and federal grants). The agreement also provides that the Bedford School District may enter the agreement at a future date. Under the existing agreement, Manchester will be responsible for 86.15% of the net cost (after state or federal grants) of high school *renovation* costs (or 75% if Bedford later joins the agreement). The agreement also provides that 100% of the net costs of *additions* to Manchester's high schools will be borne by the sending districts, and apportioned among them according to their relative shares of enrollment measured by average daily membership (ADM) data. Therefore, with respect to the ongoing high school improvements in Manchester, all of the costs relating to additions will be reimbursed by the sending districts.

In the high school maintenance agreement, the City has committed to providing adequate school capacity for its own resident pupils as well as students from the sending districts that are party to the agreement. As in the 1995 methodology, this update has developed a school impact fee for K-8 facilities only, and an alternative fee for all facilities including the high schools. The high school portion of the City impact fee calculation is based on the proportionate impact of Manchester's *resident* high school enrollment per dwelling unit. Impact fees may be used either for planned future improvements, or for the recoupment of past investments to make capacity available to accommodate new residential development in Manchester.

The 1995 methodology report presented two alternative fee schedules: one with high school facilities included and the other for K-8 facilities only. The City elected at that time to adopt the K-8 school impact fee only. This 2004 update also presents the same two alternative fee schedules. Under the concept of "recoupment" the City impact fee could include the high school component of cost. If, however, the function of the impact fee is viewed as a source for funding future high school expansion only, then the K-8 fee schedule may be more appropriate.

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Impact Fee Assessment. The impact fee assessment schedule is based on the net capital cost for school facility development (capital cost per housing unit generated by estimated enrollment per unit, less state aid and credit allowances). The resulting school impact fee may be applied to each new dwelling unit, with the exception of units excluded from the assessment process by waiver (such as units restricted to senior occupancy). The administrative practices of impact fee assessment will be governed by the City's impact fee ordinance and relevant case law. The methodology supports the following impact fee assessment per dwelling unit, based on the type of structure.

Table 1 shows the revised 2004 impact fee assessment schedules (options A and B) for school facilities. Column A represents a fee based on K-8 facilities only; column B represents a fee schedule that includes a proportionate assessment for Manchester enrollment in all facilities including the high schools.

Table 1 – Alternative Fee Schedules

Type of Structure	A School Impact Fee Per Dwelling Unit K-8 Facilities Only	B School Impact Fee Per Dwelling Unit Including High Schools
Single Detached	\$ 2,733	\$ 4,502
Single Attached (Townhouse)	\$ 633	\$ 1,082
Duplex/ 2- Unit Structure	\$ 1,789	\$ 2,784
Multifamily 3-4 Unit Structure	\$ 1,537	\$ 2,304
Multifamily 5+ Unit Structure	\$ 1,169	\$ 1,457
Manufactured Housing	\$ 1,663	\$ 2,426

Table 2 below shows a comparison of the impact fee calculations for 1995 and 2004 in relation to the median price of a new home in Manchester. The median price of new homes shown in Table 2 is based on sales price data monitored by the New Hampshire Housing Finance Authority. Data on median prices for 2004 is not yet available, so preliminary data for 2003 has been used for the comparison. In 1995, the adopted fee (K-8 facilities) was equivalent to 1.42% of the median priced new home; in 2004, it would represent 1.14% of the median priced new home in the prior year (2003). The K-12 fee, if adopted, would have represented 2.18% of the median new home price in 1995, compared to a 2004 fee equivalent of about 1.87% of sales price.

Table 2 - School Impact Fee Comparison 1995 to 2004

Year	Median Price New Home – Manchester (NHHFA Price Data)	School Impact Fee Calculation	Fee as % of Median Price of New Home
1995	\$115,000	\$ 1,632 K - 8 \$ 2,509 K-12	1.42 % 2.18 %
2004	\$240,200 (2003 Jan-Sept)	\$ 2,733 K - 8 \$ 4,502 K-12	1.14 % 1.87 %

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Tables 3-A and 3-B on the following pages summarize the components of the impact fee calculations that produce the alternative fee schedules. Table 4 contains current estimates of the average floor area provided per pupil capacity in the Manchester school system as of 2004. Tables 5-A, 5-B, 6-A, 6-B, and 7 illustrate the basis for the credit allowances that are incorporated into the impact fee calculations. Credit allowances computed in the "A" series have been applied to the fee schedule for K-8 facilities only; credits computed in the "B" series were applied to compute the impact fee inclusive of high school capacity.

Table 8 compares U. S. average construction costs and total development costs per square foot for schools in the U. S. The U. S. average for construction cost per square foot has been incorporated into the methodology update above.

The Appendix contains detailed charts and tables that summarize the tabulation of Manchester public school enrollment by type of unit and other housing characteristics, and data on average enrollment per housing unit based on 2000 Census sample data for metropolitan New Hampshire.

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Table 3-A: 2004 Basis for School Impact Fee Assessment in Manchester – Grade K-8 Facilities Only

SCHOOL IMPACT FEE SCHEDULE PER UNIT BY STRUCTURE TYPE CITY OF MANCHESTER										
Type of Construction: Units in Structure	Public School Enrollment Per Household			Average Gross Area Per Pupil		School Cost Per Unit @ Indicated \$/Sq. Ft. (1)				
	K-8	9-12	Total	K-8	9-12 *	K-8	9-12	K-8	9-12	Total
Single Family Detached	0.3796	excluded	0.3796	109	excluded	\$4,717	excluded	\$4,717	excluded	\$4,717
Single Family Att. (Townhouse)	0.1134	excluded	0.1134	109	excluded	\$1,409	excluded	\$1,409	excluded	\$1,409
Duplex & 2-Unit Structures	0.2328	excluded	0.2328	109	excluded	\$2,893	excluded	\$2,893	excluded	\$2,893
Multifamily Structures 3-4 Units	0.1973	excluded	0.1973	109	excluded	\$2,452	excluded	\$2,452	excluded	\$2,452
Multifamily Structures 5+ Units	0.1514	excluded	0.1514	109	excluded	\$1,881	excluded	\$1,881	excluded	\$1,881
Manufactured Housing	0.2050	excluded	0.2050	109	excluded	\$2,547	excluded	\$2,547	excluded	\$2,547

Type of Construction: Units in Structure	Local Capital Cost Per Unit		Past Payment Credit		Future Payment Credit		Total Credits	
	Local Capital Cost Impact per Housing Unit (Total less 30% State Building Aid)	Per Unit	Pre-Existing Debt Non-HS Facilities	Per Unit for Pre-Existing Debt And Replace K-8 Portables	Per Unit for Pre-Existing Debt And Replace K-8 Portables	Past and Future Total	Past and Future Total	
Single Family Detached	\$3,302	excluded	(\$147)	(\$422)	(\$422)	(\$569)	(\$569)	
Single Family Att. (Townhouse)	\$986	excluded	(\$91)	(\$262)	(\$262)	(\$353)	(\$353)	
Duplex & 2-Unit Structures	\$2,025	excluded	(\$61)	(\$175)	(\$175)	(\$236)	(\$236)	
Multifamily Structures 3-4 Units	\$1,716	excluded	(\$46)	(\$133)	(\$133)	(\$179)	(\$179)	
Multifamily Structures 5+ Units	\$1,317	excluded	(\$38)	(\$110)	(\$110)	(\$148)	(\$148)	
Manufactured Housing	\$1,783	excluded	(\$31)	(\$89)	(\$89)	(\$120)	(\$120)	

Net Impact Fee Per Dwelling Unit Assessment Schedule			
Type of Construction: Units in Structure	Local Capital Cost/Unit	Credit Per Unit	Impact Fee Assessment
Single Family Detached	\$3,302	(\$569)	\$2,733
Single Family Att. (Townhouse)	\$986	(\$353)	\$633
Duplex & 2-Unit Structures	\$2,025	(\$236)	\$1,789
Multifamily Structures 3-4 Units	\$1,716	(\$179)	\$1,537
Multifamily Structures 5+ Units	\$1,317	(\$148)	\$1,169
Manufactured Housing	\$1,783	(\$120)	\$1,663

(1) Floor area per pupil based on 2004 gross floor area per pupil capacity for K-8.

(2) Cost per square foot for new school construction - national average 2003 - National Clearinghouse for Educational Facilities (Summary of FW Dodge construction data)

(1) Floor area per pupil based on 2004 gross floor area per pupil capacity for K-8.

(2) Cost per square foot for new school construction - national average 2003 - National Clearinghouse for Educational Facilities (Summary of FW Dodge construction data)

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Table 3-B: 2004 Basis for School Impact Fee Assessment in Manchester -- All Facilities Grade K-12

SCHOOL IMPACT FEE SCHEDULE PER UNIT BY STRUCTURE TYPE CITY OF MANCHESTER									
Type of Construction: Units in Structure	Public School Enrollment Per Household		Average Gross Area Per Pupil		School Cost Per Unit @ Indicated \$/Sq. Ft. (1)			K-12 Total	
	K-8	9-12	Total	K-8	9-12 *	K-8	9-12	9-12	K-12 Total
Single Family Detached	0.3796	0.2085	0.5881	109	122	\$4,717	\$3,154	\$3,154	\$7,871
Single Family Att. (Townhouse)	0.1134	0.0681	0.1815	109	122	\$1,409	\$1,030	\$1,030	\$2,439
Duplex & 2-Unit Structures	0.2328	0.1111	0.3439	109	122	\$2,893	\$1,681	\$1,681	\$4,574
Multifamily Structures 3-4 Units	0.1973	0.0855	0.2828	109	122	\$2,452	\$1,293	\$1,293	\$3,745
Multifamily Structures 5+ Units	0.1415	0.0461	0.1876	109	122	\$1,758	\$697	\$697	\$2,455
Manufactured Housing	0.2050	0.0907	0.2957	109	122	\$2,547	\$1,221	\$1,221	\$3,768

Type of Construction: Units in Structure	Local Capital Cost Per Unit		Past Payment Credit		Future Payment Credit		Total Credits	
	Local Capital Cost Impact per Housing Unit (Total less 30% State Building Aid)		Per Unit Pre-Existing Debt Total Facilities		Per Unit for Pre-Existing Debt And Replacement of Portables		Past and Future Total	
Single Family Detached	\$3,302	\$2,208	\$5,510	(\$355)	(\$653)	(\$1,008)	(\$1,008)	(\$1,008)
Single Family Att. (Townhouse)	\$986	\$721	\$1,707	(\$220)	(\$405)	(\$625)	(\$625)	(\$625)
Duplex & 2-Unit Structures	\$2,025	\$1,177	\$3,202	(\$147)	(\$271)	(\$418)	(\$418)	(\$418)
Multifamily Structures 3-4 Units	\$1,716	\$905	\$2,621	(\$112)	(\$205)	(\$317)	(\$317)	(\$317)
Multifamily Structures 5+ Units	\$1,231	\$488	\$1,719	(\$92)	(\$170)	(\$262)	(\$262)	(\$262)
Manufactured Housing	\$1,783	\$855	\$2,638	(\$75)	(\$137)	(\$212)	(\$212)	(\$212)

Net Impact Fee Per Dwelling Unit Assessment Schedule			
Type of Construction: Units in Structure	Local Capital Cost/Unit	Credit Per Unit	Impact Fee Assessment
Single Family Detached	\$5,510	(\$1,008)	\$4,502
Single Family Att. (Townhouse)	\$1,707	(\$625)	\$1,082
Duplex & 2-Unit Structures	\$3,202	(\$418)	\$2,784
Multifamily Structures 3-4 Units	\$2,621	(\$317)	\$2,304
Multifamily Structures 5+ Units	\$1,719	(\$262)	\$1,457
Manufactured Housing	\$2,638	(\$212)	\$2,426

(1) Floor area per pupil based on 2004 gross floor area per pupil capacity for K-8 and grade 9-12. High school floor area ratio excludes Manchester School of Technology
 (2) Cost per square foot for new school construction - national average 2003 - National Clearinghouse for Educational Facilities (Summary of FW Dodge construction data)

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Table 4: Average Floor Area Per Pupil Capacity for Existing Facilities

SCHOOL FACILITY INVENTORY FOR K-12 FACILITIES, MARCH 2004

SCHOOL FACILITIES	Size, Capacity of Existing Facilities (1)		Current Service Standard: Sq. Ft. Per Pupil Capacity	March 2004 Enrollment	Enrollment 2004 as Percent of Current Operating Capacity
	Gross Floor Area Including Portables	Current Operating Capacity 2004			
SCHOOL FACILITIES					
Elementary Schools					
Bakersville	49,160	335	147	290	87%
Beech Street	74,348	696	107	660	95%
Gossler Park	41,450	431	96	446	103%
Green Acres	58,018	603	96	546	91%
Hallsville	38,379	358	107	356	99%
Highland-Goffs Falls	61,463	680	90	587	86%
Jewett	38,436	385	100	387	101%
McDonough	73,348	630	116	575	91%
Northwest	52,915	681	78	693	102%
Parker Varney	59,927	610	98	505	83%
Smyth	44,647	453	99	398	88%
Webster	56,558	476	119	449	94%
Weston	63,283	655	97	564	86%
Wilson	51,714	435	119	511	117%
Total Elementary Facilities (1)	711,932	6,993	102	6,967	100%
Estimated operating capacity (see note 4)					
Middle Schools					
Hillside Middle School (2)	123,448	1,053	117	1,020	97%
McLaughlin Middle School	133,400	1,150	116	855	74%
Parkside Middle school	118,550	923	128	827	79%
Southside Middle School	123,816	1,011	122	984	107%
Total Middle Schools	499,214	4,137	121	3,686	89%
SUBTOTAL K-8 FACILITIES					
	1,211,146	11,130	109	10,653	96%
Estimated operating capacity (see note 4)					
High Schools (Including Tuition Pupils)					
Central	277,815	1,954	142	2,316	119%
Memorial (3)	194,792	1,692	115	2,141	127%
West	166,975	1,612	104	2,097	130%
High Schools	639,582	5,258	122	6,554	125%
Total K-12 (Includes tuition)					
Manchester Resident Enrollment	1,850,728	16,388	113	17,207	105%
				15,640	

(1) Represents current operating capacity with portables included in floor area. Source : NESDC estimates, April 2004.

(2) Site is in Derryfield Park, 137 Acres.

(3) Site shared by Jewett Elementary, Southside JHS, and Memorial HS

(4) Capacity estimates based on 1999 NESDC estimates of current operating capacity in that year, plus total classrooms added since 1999 @ 25 pupils per classroom

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Table 5 - A: Credit Allowances – Past Payments on Pre-Existing K-8 Facilities

CREDIT SCHEDULE FOR SCHOOL IMPACT FEES - CREDIT FOR PAST PAYMENTS ON DEBT SERVICE AUTHORIZED PRIOR TO 1995 BASED ON DEBT SERVICE FOR SCHOOL FACILITIES EXCLUDING HIGH SCHOOLS CAPACITY AND NON-CAPACITY EXPENDITURES FOR FACILITIES IN MANCHESTER - PAST 20 YEARS						
Year	Principal Payment	Interest Payment	Total Payment	Less State Aid @ 30% of Principal	Net Debt Service Expense To City	Present Worth Of Past Payment
1984	\$345,000	\$245,910	\$590,910	(\$103,500)	\$487,410	\$1,231,661
1985	\$340,000	\$223,090	\$563,090	(\$102,000)	\$461,090	\$1,109,688
1986	\$340,000	\$430,568	\$770,568	(\$102,000)	\$668,568	\$1,532,370
1987	\$555,000	\$533,841	\$1,088,841	(\$168,500)	\$922,341	\$2,013,355
1988	\$580,000	\$506,062	\$1,086,062	(\$174,000)	\$912,062	\$1,886,111
1989	\$580,000	\$468,702	\$1,048,702	(\$174,000)	\$874,702	\$1,731,850
1990	\$600,000	\$429,798	\$1,029,798	(\$180,000)	\$849,798	\$1,602,421
1991	\$600,000	\$444,230	\$1,044,230	(\$180,000)	\$864,230	\$1,552,033
1992	\$560,000	\$452,427	\$1,012,427	(\$168,000)	\$844,427	\$1,444,257
1993	\$620,034	\$368,573	\$988,607	(\$186,010)	\$802,597	\$1,307,346
1994	\$722,325	\$397,305	\$1,119,630	(\$216,698)	\$902,933	\$1,406,745
1995	\$638,803	\$362,850	\$1,001,653	(\$191,641)	\$810,112	\$1,186,905
1996	\$610,372	\$324,916	\$935,288	(\$183,112)	\$752,176	\$1,058,388
1997	\$514,840	\$290,234	\$805,174	(\$154,482)	\$650,692	\$871,590
1998	\$488,829	\$468,946	\$957,775	(\$140,649)	\$787,126	\$1,017,358
1999	\$535,843	\$792,831	\$1,328,674	(\$250,783)	\$1,378,091	\$1,675,078
2000	\$1,098,651	\$853,234	\$1,951,885	(\$329,895)	\$1,662,090	\$1,925,115
2001	\$1,093,750	\$832,455	\$1,926,211	(\$328,127)	\$1,598,084	\$1,761,888
2002	\$1,078,756	\$771,801	\$1,850,557	(\$323,627)	\$1,526,930	\$1,603,277
2003	\$1,079,484	\$710,610	\$1,790,094	(\$323,845)	\$1,466,249	\$1,466,249
Present Value of Past Payments (1984-2003)						\$29,396,066
Net Local Assessed Valuation of City (Fall 2003):						\$5,182,805,100
Present Value Per Thousand Assessed						\$5.67
Avg. Assessed Raw Land; Vacant Residential Land (Single Family)						\$26,000
Credit for Single Family Unit						\$147
CREDIT SCHEDULE: PAST PAYMENTS BY VACANT LAND						
Type Unit	Avg Assessed Value/Unit	Ratio To Single Fam. Unit	Past Payment Credit Amount			
Single Detached	\$200,000	1.00	\$147			
Townhouse	\$124,000	0.62	\$91			
Duplex/Two-Unit	\$83,000	0.42	\$61			
3-4 Unit Structure	\$63,000	0.32	\$46			
5+ Unit Structure	\$52,000	0.26	\$38			
Manufactured Home	\$42,000	0.21	\$31			

Table 5 - B: Credit Allowances – Past Payments on Pre-Existing K-12 Facilities

CREDIT SCHEDULE FOR SCHOOL IMPACT FEES - CREDIT FOR PAST PAYMENTS ON DEBT SERVICE AUTHORIZED PRIOR TO 1995 BASED ON DEBT SERVICE FOR ALL SCHOOL FACILITY PROJECTS, INCLUDING CAPACITY AND NON-CAPACITY EXPENDITURES FOR FACILITIES IN MANCHESTER - PAST 20 YEARS						
Year	Principal Payment	Interest Payment	Total Payment	Less State Aid @ 30% of Principal	Net Debt Service Expense To City	Present Worth Of Past Payment
1984	\$560,000	\$406,143	\$966,143	(\$168,000)	\$798,143	\$2,016,868
1985	\$555,000	\$407,825	\$962,825	(\$168,000)	\$796,325	\$1,916,451
1986	\$910,000	\$1,126,053	\$2,036,053	(\$273,000)	\$1,763,053	\$4,040,860
1987	\$1,125,000	\$1,254,396	\$2,379,396	(\$337,500)	\$2,041,896	\$4,457,203
1988	\$1,332,000	\$1,442,451	\$2,774,451	(\$396,600)	\$2,374,851	\$4,937,146
1989	\$1,327,000	\$1,381,525	\$2,708,525	(\$398,100)	\$2,310,425	\$4,574,483
1990	\$1,488,000	\$1,331,705	\$2,819,705	(\$448,400)	\$2,373,305	\$4,475,221
1991	\$1,488,000	\$1,261,400	\$2,749,400	(\$448,400)	\$2,333,000	\$4,189,733
1992	\$1,548,000	\$1,073,666	\$2,621,666	(\$464,400)	\$2,157,566	\$3,660,170
1993	\$1,611,034	\$1,008,136	\$2,619,170	(\$483,310)	\$2,135,860	\$3,479,091
1994	\$1,878,387	\$1,046,865	\$2,925,373	(\$563,516)	\$2,361,857	\$3,664,915
1995	\$1,700,105	\$854,162	\$2,554,297	(\$510,032)	\$2,144,266	\$3,168,057
1996	\$1,704,732	\$850,772	\$2,555,504	(\$511,420)	\$2,044,084	\$2,676,232
1997	\$1,591,825	\$840,461	\$2,432,286	(\$477,548)	\$1,954,739	\$2,619,537
1998	\$1,827,620	\$1,082,670	\$2,910,190	(\$548,288)	\$2,361,904	\$3,014,456
1999	\$2,366,446	\$1,368,316	\$3,734,762	(\$708,934)	\$3,024,828	\$3,676,886
2000	\$2,645,906	\$1,435,900	\$4,081,806	(\$793,772)	\$3,288,034	\$3,806,311
2001	\$2,675,258	\$1,383,076	\$4,058,334	(\$802,577)	\$3,255,757	\$3,589,472
2002	\$2,757,505	\$1,314,589	\$4,072,094	(\$827,252)	\$3,244,843	\$3,467,085
2003	\$2,839,556	\$1,194,701	\$4,034,258	(\$851,870)	\$3,182,388	\$3,182,389
Present Value of Past Payments (1984-2003)						\$70,781,572
Net Local Assessed Valuation of City (Fall 2003):						\$5,182,805,100
Present Value Per Thousand Assessed						\$13.66
Avg. Assessed Raw Land; Vacant Residential Land (Single Family)						\$26,000
Credit for Single Family Unit						\$355
CREDIT SCHEDULE: PAST PAYMENTS BY VACANT LAND						
Type Unit	Avg Assessed Value/Unit	Ratio To Single Fam. Unit	Past Payment Credit Amount			
Single Detached	\$200,000	1.00	\$355			
Townhouse	\$124,000	0.62	\$220			
Duplex/Two-Unit	\$83,000	0.42	\$147			
3-4 Unit Structure	\$63,000	0.32	\$112			
5+ Unit Structure	\$52,000	0.26	\$92			
Manufactured Home	\$42,000	0.21	\$75			

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Table 6 - A: Credit Allowance for Future Payments on Pre-Existing K-8 Facilities

CREDIT SCHEDULE FOR FUTURE PAYMENTS ON SCHOOL BONDS AUTHORIZED PRIOR TO 1995 BASED ON PAST FUTURE SERVICE FOR FACILITY PROJECTS EXCLUDING HIGH SCHOOLS CAPACITY AND NON-CAPACITY EXPENDITURES FOR FACILITIES IN MANCHESTER					
Year	Principal Payment	Interest Payment	Total Payment	Less State Aid @ 30% of Principal	Net Debt Service Expense To City
2004	\$1,210,040	\$647,032	\$1,857,072	(\$363,012)	\$1,494,060
2005	\$1,051,168	\$583,585	\$1,634,753	(\$315,350)	\$1,319,413
2006	\$1,048,603	\$525,316	\$1,573,919	(\$314,581)	\$1,259,338
2007	\$845,148	\$473,135	\$1,318,283	(\$253,544)	\$1,064,739
2008	\$834,653	\$427,105	\$1,261,758	(\$250,398)	\$1,011,362
2009	\$817,226	\$381,626	\$1,198,852	(\$245,168)	\$953,684
2010	\$792,929	\$336,870	\$1,129,799	(\$237,879)	\$891,920
2011	\$704,000	\$293,370	\$997,370	(\$211,200)	\$786,170
2012	\$704,000	\$254,650	\$958,650	(\$211,200)	\$747,450
2013	\$704,000	\$215,930	\$919,930	(\$211,200)	\$708,730
2014	\$654,000	\$177,210	\$831,210	(\$196,200)	\$635,010
Discount Rate:					5.00%
Net Present Value of Future Payments (2004-2014)					\$8,134,891
Net Local Assessed Valuation of City:					\$5,182,805,100
Present Value Of Debt Service Per Thousand Assessed					\$1.57
CREDIT SCHEDULE: FUTURE PAYMENTS FOR SCHOOL CAPACITY					
Type Unit	Avg Assessed Value/Unit	Ratio To Single Fam. Unit	Future Payments Credit/Unit		
Single Detached	\$200,000	1.00	\$314		
Townhouse	\$124,000	0.62	\$195		
Duplex/Two-Unit	\$83,000	0.42	\$130		
3-4 Unit Structure	\$63,000	0.32	\$99		
5+ Unit Structure	\$52,000	0.26	\$82		
Manufactured Home	\$42,000	0.21	\$66		

Table 6 - B: Credit Allowance for Future Payments on Pre-Existing K-12 Facilities

CREDIT FOR FUTURE PAYMENTS ON BONDS AUTHORIZED PRIOR TO 1995 BASED ON FUTURE DEBT SERVICE FOR ALL SCHOOL FACILITY PROJECTS, INCLUDING CAPACITY AND NON-CAPACITY EXPENDITURES FOR FACILITIES IN MANCHESTER					
Year	Principal Payment	Interest Payment	Total Payment	Less State Aid @ 30% of Principal	Net Debt Service Expense To City
2004	\$2,780,463	\$1,026,967	\$3,809,430	(\$834,139)	\$2,975,291
2005	\$2,421,700	\$877,910	\$3,299,610	(\$726,510)	\$2,573,100
2006	\$2,055,581	\$741,988	\$2,797,569	(\$616,674)	\$2,180,895
2007	\$1,852,126	\$634,633	\$2,486,759	(\$555,838)	\$1,931,121
2008	\$1,546,578	\$541,473	\$2,088,051	(\$463,973)	\$1,624,078
2009	\$1,349,151	\$461,928	\$1,811,079	(\$404,745)	\$1,406,334
2010	\$1,324,854	\$387,986	\$1,712,840	(\$397,456)	\$1,315,384
2011	\$1,063,425	\$319,974	\$1,383,399	(\$319,028)	\$1,064,372
2012	\$903,000	\$265,898	\$1,168,898	(\$270,900)	\$897,998
2013	\$774,000	\$219,780	\$993,780	(\$232,200)	\$761,580
2014	\$654,000	\$177,210	\$831,210	(\$196,200)	\$635,010
Discount Rate:					5.00%
Net Present Value of Future Payments (2004-2014)					\$13,366,673
Net Local Assessed Valuation of City:					\$5,182,805,100
Present Value Of Debt Service Per Thousand Assessed					\$2.56
CREDIT SCHEDULE: FUTURE PAYMENTS FOR SCHOOL CAPACITY					
Type Unit	Avg Assessed Value/Unit	Ratio To Single Fam. Unit	Future Payments Credit/Unit		
Single Detached	\$200,000	1.00	\$516		
Townhouse	\$124,000	0.62	\$320		
Duplex/Two-Unit	\$83,000	0.42	\$214		
3-4 Unit Structure	\$63,000	0.32	\$162		
5+ Unit Structure	\$52,000	0.26	\$134		
Manufactured Home	\$42,000	0.21	\$108		

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Table 7: Credit Allowance for Replacement of Portables

CREDIT FOR REPLACEMENT OF PORTABLES WITH PERMANENT SPACE					
Development Cost - Replace Floor Area of Portables with Permanent Facilities					
TEMPORARY FACILITY SPACE	Floor Area	Average Facility Cost/Sq. Ft.	Total Cost	Net City Cost After 30% State Aid	Credit Per \$1000 Assessed Valuation (1)
GRADE K-8 SPACE IN PORTABLES	35,004	\$114	\$3,990,456	\$2,793,319	\$0.54
GRADE 9-12 SPACE IN PORTABLES	8,624	\$124	\$1,069,376	\$748,563	\$0.14
TOTAL FLOOR AREA	43,628	\$116	\$5,059,832	\$3,541,882	\$0.68
(1) Credits calculated based on Fall 2003 taxable assessed valuation of \$5,182,805,100					
Type Unit	Average Assessed Valuation Per Dwelling Unit	A Future Payment Credit for K-8 Portables	B Future Payment Credit for All Portables K-12		
Single Detached	200,000	\$108	\$137		
Townhouse	124,000	\$67	\$85		
Duplex/Two-Unit	83,000	\$45	\$57		
3-4 Unit Structure	63,000	\$34	\$43		
5+ Unit Structure	52,000	\$28	\$36		
Manufactured Home	42,000	\$23	\$29		

Table 8: Average School Costs Per Sq. Ft.

SCHOOL DEVELOPMENT COSTS PER SQUARE FOOT - NATIONAL

Source	Elementary	Middle	High School
Total Development Cost/Sq. Ft. - National (1)			
American School & University Magazine - (May 2003) U. S. Average for 2002	\$113	\$167	\$123
School Planning & Management Magazine May 2003 - U. S. Averages for New School in 2002	\$128	\$149	\$158
School Planning & Management Magazine Feb 2004 - U.S. Median for New Schools Under Construction	\$121	\$130	\$132
School Construction Cost/Sq. Ft. - National			
FW Dodge 2003 - National Avg (2) New Schools Only	\$114	\$113	\$124

(1) These sources Includes report total development costs inclusive of construction, site acquisition and development, fees, furnishings & equipment

(2) This source reports building construction cost only - costs exclude site work, furnishings & equipment

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APPENDIX

RESULTS OF TABULATIONS OF
RESIDENT ENROLLMENT
BY HOUSING CHARACTERISTICS IN MANCHESTER

CENSUS DATA ON METRO AREA ENROLLMENT PER UNIT

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Figure A-1

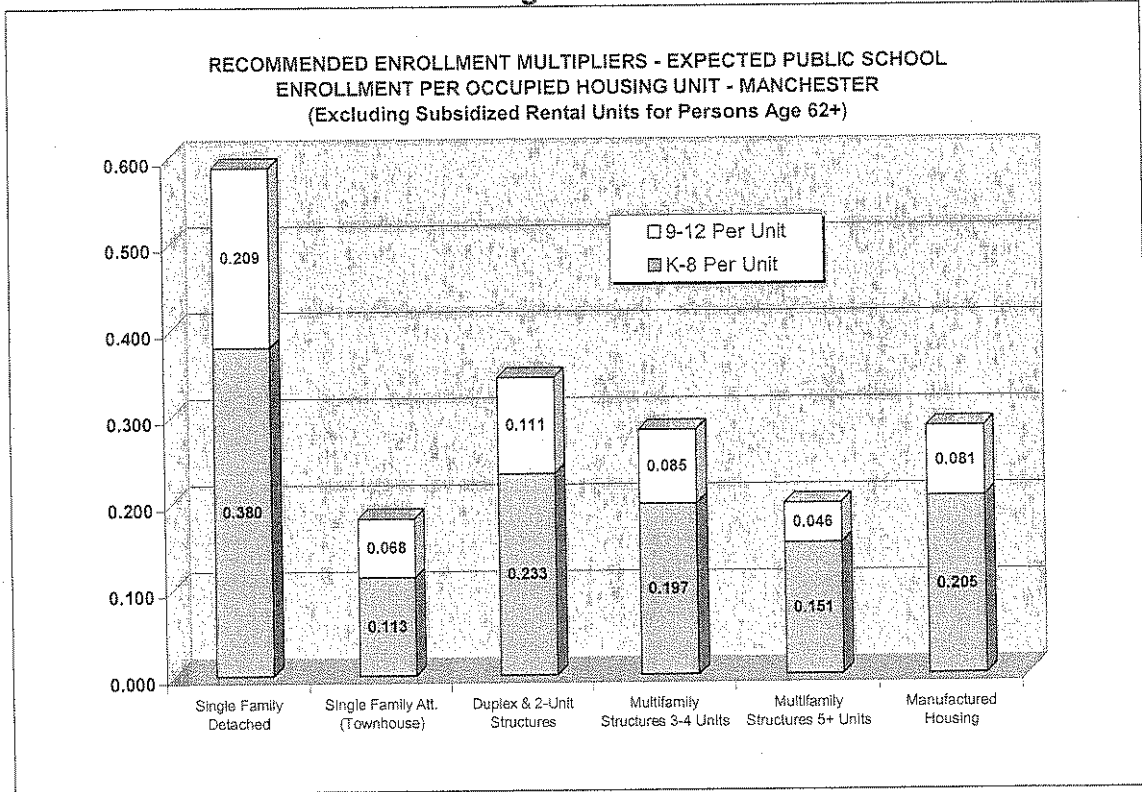
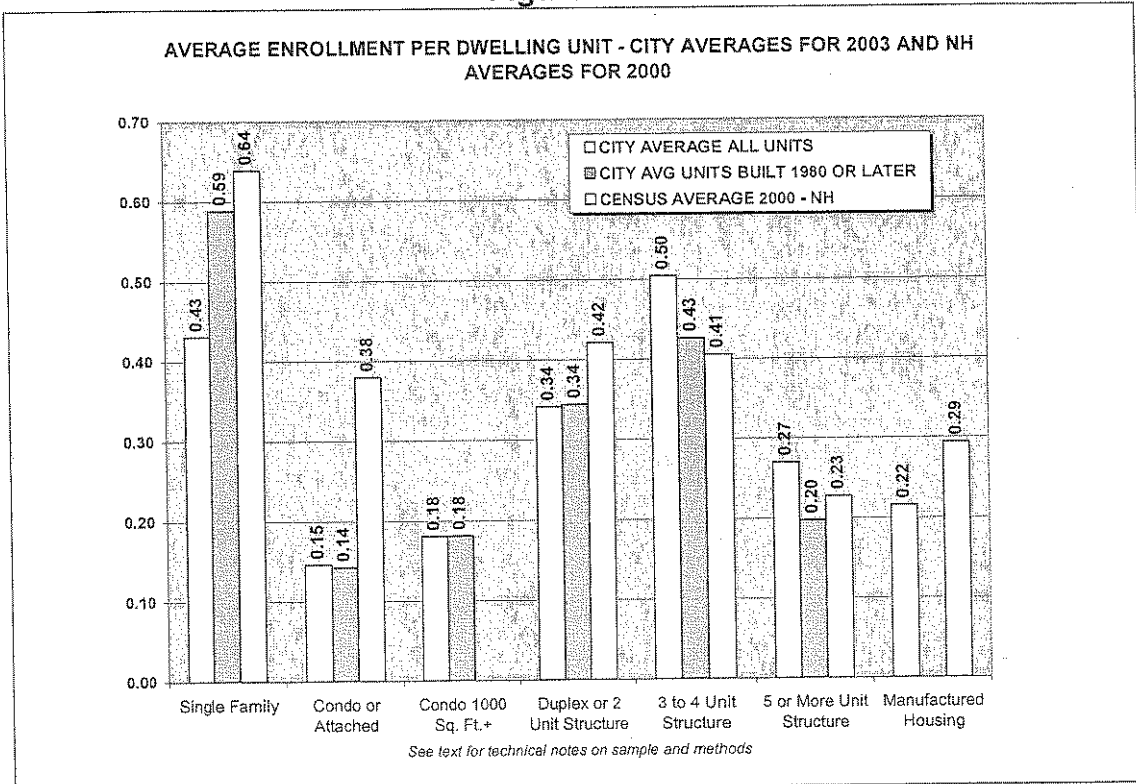


Figure A-2



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Table A-1

**MANCHESTER AVERAGE ENROLLMENT PER UNIT AND
PER SQ. FOOT OF LIVING AREA
EXCLUDING SUBSIDIZED RENTAL UNITS FOR PERSONS AGE 62+
Comparison of All Existing Units vs. Units Built 1980 or Later**

Structure Type	K-12 PUBLIC ENROLLMENT PER UNIT - MANCHESTER			
	ENROLLMENT PER UNIT		ENROLLMENT PER 1000 SQ. FT.	
	OVERALL AVERAGE	BUILT 1980 OR LATER	OVERALL AVERAGE	BUILT 1980 OR LATER
Single Family	0.4316	0.5882	0.3007	0.3605
Condominium	0.1463	0.1429	0.1447	0.1390
Under 1000 s.f.	0.1066	0.0903	0.1467	0.1249
1000 s.f. & over	0.1809	0.1815	0.1437	0.1450
Duplex/Two Unit	0.3417	0.3439	0.2934	0.3332
Multifamily -3 to 4 Units	0.5043	-----	0.4329	0.5438
Multifamily - 5+ Units	0.2699	0.1976	0.2953	0.1978
Mixed Use	0.3049	-----	0.2837	-----
Manufactured Housing	0.2162	-----	0.2854	-----
Grand Total	0.3536	0.3197	0.3006	0.2633

---- insufficient sample or unit count

Enrollment per 1000 sq. ft. based on estimated residential living area of unit

Table A-2

**COMPARISON OF MANCHESTER AVERAGES TO
2000 CENSUS DATA FOR METRO NH**

STRUCTURE TYPE	DATA FROM 2003-04 STUDY		2000 CENSUS 5% SAMPLE NH METRO AREA		
	CITY AVERAGE ALL UNITS	CITY AVG UNITS BUILT 1980 OR LATER	CENSUS AVERAGE FOR NH 2000	2 BR	3 BR
Single Family	0.4316	0.5882	0.6391	0.2157	0.6233
Condominium or Attached	0.1463	0.1429	0.3800	0.2490	0.7352
Under 1,000 Sq. Ft.	0.1066	0.0903	(Most comparable Census data is "single family attached")		
1,000 Sq. Ft. +	0.1809	0.1815			
Duplex/Two Unit	0.3417	0.3439	0.4214	0.2643	0.7655
Multifamily -3 to 4 Units	0.5043	-----	0.4055	0.3311	0.7635
Multifamily - 5+ Units	0.2699	0.1976	0.2277	0.2424	1.1737
Manufactured Housing	0.2162	No data	0.2938	0.1358	0.6438

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Table A-3

CITY OF MANCHESTER TABULATION OF ENROLLMENT PER UNIT FOR FALL 2003 BY STRUCTURE TYPE AND BEDROOMS						
SAMPLE INCLUDES ALL HOUSING UNITS, EXCLUDING SUBSIDIZED RENTAL HOUSING FOR PERSONS AGE 62+						
Structure Category	Bedrooms In Unit (1)	K-12 Enrollment	Residential Units (2)	Total Est. Living Area	Avg Living Enrollment Per Area Per Unit	Avg Enrollment Per Unit
Single Family	Unclassified	42	130	124,208	955	0.323
	One Bedroom or Less	43	285	258,937	909	0.151
	Two Bedrooms	900	3,444	3,920,984	1,138	0.261
	Three Bedrooms	4,281	9,341	13,269,458	1,421	0.458
	Four or More Bedrooms	1,926	3,465	6,340,025	1,830	0.556
	Total	7,192	16,665	23,913,612	1,435	0.432
Condominium	Unclassified	0	26	13,817	531	0.000
	One Bedroom or Less	42	594	392,124	660	0.071
	Two Bedrooms	334	2,335	2,423,791	1,038	0.143
	Three Bedrooms	94	317	472,414	1,490	0.297
	Four or More Bedrooms	11	16	21,781	1,361	0.688
	Total	481	3,288	3,323,927	1,011	0.146
Duplex/Two Unit	Unclassified	176	740	753,892	1,019	0.238
	One Bedroom or Less	15	207	179,780	869	0.072
	Two Bedrooms	823	2,983	3,159,258	1,059	0.276
	Three Bedrooms	884	1,866	2,364,124	1,254	0.469
	Four or More Bedrooms	235	427	813,207	1,904	0.550
	Total	2,133	6,243	7,270,261	1,165	0.342
Multifamily 3 to 4 Units (1)	Unclassified	1,252	2,245	2,642,199	1,177	0.558
	One Bedroom or Less	20	82	80,419	981	0.244
	Two Bedrooms	547	1,343	1,459,944	1,087	0.407
	Three Bedrooms	232	452	552,474	1,222	0.513
	Four or More Bedrooms	63	70	148,307	2,119	0.900
	Total	2,114	4,192	4,883,343	1,165	0.504
Multifamily - 5+ Units (1)	Unclassified	3,528	12,769	11,584,263	907	0.276
	One Bedroom or Less	4	102	63,035	618	0.039
	Two Bedrooms	100	603	661,629	1,097	0.166
	Three Bedrooms	6	6	9,761	1,627	1.000
	Four or More Bedrooms	---	---	---	---	---
	Total	3,638	13,480	12,318,688	914	0.270
Mixed Use	Unclassified	219	722	771,477	1,069	0.303
	One Bedroom or Less	---	---	---	---	---
	Two Bedrooms	---	---	---	---	---
	Three Bedrooms	0	4	3,622	906	0.000
	Four or More Bedrooms	3	2	7,298	3,649	1.500
	Total	222	728	782,397	1,075	0.305
Manufactured Housing	Unclassified	0	2	1,291	646	0.000
	One Bedroom or Less	0	8	5,112	639	0.000
	Two Bedrooms	16	52	40,369	776	0.308
	Three Bedrooms	0	11	8,486	771	0.000
	Four or More Bedrooms	0	1	805	805	0.000
	Total	16	74	56,063	758	0.216
CITY TOTAL SAMPLE		16,583	44,670	52,548,291	1,176	0.371
<input type="checkbox"/> (1) Bedroom count not available for most larger multifamily properties (2) Averages per unit probably not reliable where sample is small for bedroom category						

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Table A-4

MANCHESTER SINGLE FAMILY DETACHED HOUSING
FALL 2003 ENROLLMENT PER UNIT BY YEAR OF CONSTRUCTION

Period Constructed	Unit Count	Living Area in Sq. Ft.	City Public Enrollment K- 12 in Single Family Units	Avg Living Area Per Unit	Avg Enrollment Per Unit	Avg Enrollment Per 1000 Sq. Ft.
Unknown	4	4,944	0	1,236	0.000	0.000
Pre-1940	4,070	6,366,311	1,736	1,564	0.427	0.273
1940 to 1949	1,725	2,220,594	619	1,287	0.359	0.279
1950-1959	3,494	4,464,875	1,281	1,278	0.367	0.287
1960-1969	2,270	2,979,634	819	1,313	0.361	0.275
1970-1979	1,496	1,993,096	616	1,332	0.412	0.309
1980-1989	1,669	2,475,131	1,011	1,483	0.606	0.408
1990 or Later	1,937	3,409,027	1,110	1,760	0.573	0.326
Grand Total	16,666	23,915,012	7,584	1,435	0.455	0.317

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Table A-5

MANCHESTER CONDOMINIUM UNITS AND PUBLIC ENROLLMENT, FALL 2003						
ALL CONDO UNITS						
Living Area	Unit Count	Living Area	Public Enrollment K-12	Living Area Per Unit	Public Enrollment Per Unit	Public Enrollment Per 1000 Sq. Ft.
Under 1,000 s.f.	1,529	1,111,277	163	727	0.107	0.1467
1,000-1,499 s.f.	1,460	1,694,649	270	1,161	0.185	0.1593
1,500-1,999 s.f.	254	421,292	37	1,659	0.146	0.0878
2,000-2,499 s.f.	38	80,808	8	2,127	0.211	0.0990
2,500-2,999 s.f.	6	15,901	3	2,650	0.500	0.1887
No Data	1	na	0			
Grand Total	3,288	3,323,927	481	1,011	0.146	0.1447
Under 1000 Sq. Ft.	1,529	1,111,277	163	727	0.1066	0.1467
1000 Sq. Ft. and Over	1,758	2,212,650	318	1,259	0.1809	0.1437
<i>Condo units of 1,000 sq. ft. or more probably more representative of townhouse or attached unit styles</i>						
CONDO UNITS BUILT 1980 OR LATER						
Living Area	Unit Count	Living Area	Public Enrollment K-12	Living Area Per Unit	Public Enrollment Per Unit	Public Enrollment Per 1000 Sq. Ft.
Under 1,000 s.f.	1,229	888,661	111	723	0.090	0.1249
1,000-1,499 s.f.	1,423	1,652,202	259	1,161	0.182	0.1568
1,500-1,999 s.f.	212	355,796	34	1,678	0.160	0.0956
2,000-2,499 s.f.	34	72,142	8	2,122	0.235	0.1109
2,500-2,999 s.f.	6	15,901	3	2,650	0.500	0.1887
No Data	1		0			
Grand Total	2,905	2,984,702	415	1,027	0.143	0.1390
Under 1000 Sq. Ft.	1,229	888,661	111	723	0.0903	0.1249
1000 Sq. Ft. and Over	1,675	2,096,041	304	1,251	0.1815	0.1450

**Table A-6 – City Enrollment Averages – All Units - Per Unit and Per 1000 Sq. Ft.
ALL UNITS EXCEPT FOR SUBSIDIZED RENTAL HOUSING FOR PERSONS AGE 62+**

Structure Category	ENROLLMENT CHARACTERISTICS				HOUSING INVENTORY		ENROLLMENT PER UNIT			ENROLLMENT PER 1000 Sq. Ft.		
	Elementary K to 5	Middle School 6 to 8	High School 9 to 12	Grade K to 8 Enrollment Total	Total Residential Living Area (Estimated)	Count of Residential Units	Gr. K-8	Gr 9-12	Gr K-12	Gr. K-8	Gr 9-12	Gr K-12
Single Family	2,767	1,825	2,600	4,592	23,913,612	16,665	0.2755	0.1560	0.4316	0.1920	0.1087	0.3007
Condominium	207	116	158	323	3,323,927	3,288	0.0982	0.0481	0.1463	0.0972	0.0475	0.1447
Duplex/Two Unit	956	546	631	1,502	7,270,261	6,243	0.2406	0.1011	0.3417	0.2066	0.0868	0.2934
Multifamily - 3 to 4 Units	1,057	513	544	1,570	4,883,343	4,192	0.3745	0.1298	0.5043	0.3215	0.1114	0.4329
Multifamily - 5+ Units	1,841	892	905	2,733	12,318,688	13,480	0.2027	0.0671	0.2699	0.2219	0.0735	0.2953
Mixed Use	90	68	64	158	782,397	728	0.2170	0.0879	0.3049	0.2019	0.0818	0.2837
Manufactured Housing	10	3	3	16	56,063	74	0.1757	0.0405	0.2162	0.2319	0.0535	0.2854
Grand Total	6,928	3,963	4,905	10,891	52,548,291	44,670	0.2438	0.1098	0.3536	0.2073	0.0933	0.3006

**Table A-7 – City Enrollment Averages for Units Built 1980 or Later – Per Unit and Per 1000 Sq. Ft.
ALL UNITS BUILT 1980 OR LATER EXCEPT SUBSIDIZED RENTAL HOUSING FOR PERSONS AGE 62+**

Structure Category	ENROLLMENT CHARACTERISTICS				HOUSING INVENTORY		ENROLLMENT PER UNIT			ENROLLMENT PER 1000 Sq. Ft.		
	Elementary K to 5	Middle School 6 to 8	High School 9 to 12	Grade K to 8 Enrollment Total	Total Residential Living Area (Estimated)	Count of Residential Units	Gr. K-8	Gr 9-12	Gr K-12	Gr. K-8	Gr 9-12	Gr K-12
Single Family	817	552	752	1,369	5,884,158	3,606	0.3796	0.2085	0.5882	0.2327	0.1278	0.3605
Condominium	166	104	145	270	2,984,702	2,905	0.0929	0.0499	0.1429	0.0905	0.0486	0.1390
Duplex/Two Unit	90	42	63	132	585,315	567	0.2328	0.1111	0.3439	0.2255	0.1076	0.3332
Multifamily - 3 to 4 Units	15	8	3	23	47,808	61	0.3770	0.0492	0.4262	0.4811	0.0628	0.5438
Multifamily - 5+ Units	410	171	177	581	3,832,392	3,837	0.1514	0.0461	0.1976	0.1516	0.0462	0.1978
Mixed Use	4	1	2	5	19,390	13	0.3846	0.1538	0.5385	0.2579	0.1031	0.3610
Manufactured Housing	0	0	0	0	23,805	28	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Grand Total	1,502	878	1,142	2,380	13,377,570	11,017	0.2160	0.1037	0.3197	0.1779	0.0854	0.2633

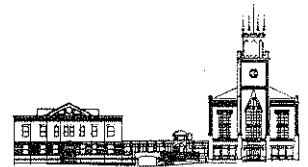


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

June 3, 2004

Honorable Board of Mayor and Aldermen
City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

re: School Impact Fees

Honorable Board Members:

The Planning Board has acted to forward the methodology and options for revised school impact fees to the Board of Mayor and Aldermen in order that the public hearing can be held. In order for the public to be aware of specifically what rates are being proposed, I am recommending that the option A be used for hearing purposes as identified below:

Type of Structure	Fee per Dwelling Unit
Single detached	\$2,733
Single attached (townhouse)	\$ 633
Duplex/ 2- Unit Structure	\$1,789
Multifamily 3-4 Unit Structure	\$1,537
Multi-family 5+ Unit Structure	\$1,169
Manufactured housing	\$1,663

If you have any questions, I will be available at your meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning & Community Development

C: Kevin McHugh, Chairman

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 FAX: (603) 624-6529
E-mail: planning@ci.manchester.nh.us
www.ci.manchester.nh.us

City of Manchester New Hampshire

In the year Two Thousand and Four

AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester to include a new use group category for Tattoo Parlors, inserting changes to Table 5.10, adding supplementary regulations for tattoo parlors, and providing for location restrictions so as to prohibit such parlors within 800 feet from each other and not less than 500 feet from certain uses and districts."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

Amending the Zoning Ordinance of the City of Manchester by revising sec. 5.10 and article 8 as follows:

1. Section 5.10 Table of Principal Uses. Under use H-6 Services – Personal, Business, and Repair add number 12 Tattoo Parlors, and insert a "P" in the column labeled "CBD" Central Business District, a "P" in the column labeled "B-2" General Business and insert a dash (-) in all other zoning district columns; also add reference number 8.06 in the Supplementary Regulations Column.
2. Article 8 Supplementary Regulations for Specific Uses, Section 8.06 – delete the title "[Reserved]" and replace it with the following:

8.06 Tattoo Parlors

- A. Location Restrictions. Tattoo parlors shall be subject to all regulations, requirements and restrictions for the zone in which the tattoo parlor is permitted and shall be subject to the following distance requirements:
 1. No tattoo parlor shall be permitted within 800 feet of another tattoo parlor, and no other tattoo parlor shall be permitted within a building, premise, structure or any other facility that contains another tattoo parlor;
 2. No tattoo parlor shall be permitted within 500 feet from the exterior wall of a residential structure existing in a Residential zoning district (Designated "R-"); or
 3. "Civic" zoning district boundary line (Designated "C-").
 - B. Measure of Distance. The distancing requirements above shall be measured in a straight line, without regard to intervening structures, from the property line of any site above (unless otherwise specified) to the closest exterior wall of the tattoo parlor.
3. Change Table of Contents, Article 8, Section 8.06 by deleting the title "[Reserved]" and replacing it with "Tattoo Parlors".

This ordinance shall take effect upon passage.

5.10 TABLE OF PRINCIPAL USES

PRINCIPAL USES P- Permitted -- Not Permitted CU - Conditional Use by the Planning Board SE - Special Exception by the ZBA		RESIDENTIAL						BUSINESS				INDUSTRY/ R & D		MIXED USE				CIVIC			SUPPLEMENTARY Supplementary Regulations Reference (refer to these sections of the Ordinance for specific standards applicable to the use)	
								Neighborhood	General	Central Business District	General Industrial	Research Park	Redevelopment	Arms/Keg Millard Use	Institutional	Hospital	Conservation					
Use No.	Zoning District:	R-S	R-1A	R-1B	R-2	R-SM	R-3	B-1	B-2	CBD	IND	RP	RDV	AMX	C-1	C-2	CV					
II-6 SERVICES - PERSONAL, BUSINESS & REPAIR																						
7	Funeral parlors and crematories	--	--	--	--	--	SE	CU	P	--	--	--	P	--	SE	--	--	--	--	--		
8	Industrial launderers, dyers, linen/uniform supply	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--	--	--	--	--		
9	Large appliance repair, furniture repair or upholstery shop	--	--	--	--	--	--	CU	P	--	CU	--	P	CU	--	--	--	--	--	--		
10	Equipment rental and leasing	--	--	--	--	--	--	--	P	--	CU	--	P	--	--	--	--	--	--	--		
11	Business equipment repair and maintenance	--	--	--	--	--	--	P	P	P	--	--	CU	P	--	--	--	--	--	8.06		
12	Tattoo Parlors	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--		
I. MOTOR VEHICLE SALES, RENTAL AND RELATED SERVICES																						
1	Sale or rental of motor vehicles including autos and small trucks, motorcycles and snowmobiles including incidental repair and sale of parts	--	--	--	--	--	--	--	P	CU	--	--	P	--	--	--	--	--	--	8.17		
2	Sales or rental of boats, trailers and motor homes and incidental sales of related equipment and repair services	--	--	--	--	--	--	--	P	--	--	--	--	P	--	--	--	--	--	8.17		
3	Large truck or heavy equipment sales, rental or repair	--	--	--	--	--	--	--	CU	--	CU	--	P	--	--	--	--	--	--	8.17 Also: Not permitted within the IND areas outside of the I- 293/I-93 beltway.		
4	Automotive repair	--	--	--	--	--	--	--	P	--	CU	--	P	--	--	--	--	--	--	8.17 Also: Not permitted within the IND areas outside of the I- 293/I-93 beltway.		
5	Automotive service station	--	--	--	--	--	--	CU	P	CU	CU	--	P	--	--	--	--	--	--	8.17 Also: Not permitted within the IND areas outside of the I- 293/I-93 beltway.		